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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

TAMILNADU FIRE AND RESCUE SERVICES DEPARTMENT

(Under section 13 of the Tamil Nadu Fire Service Act 1985 and

Tamil Nadu Fire Service Rule 1990 - Appendix-III)

Licence No**:10/2026**

Dated: 07/01/2026

0/o.the Director of Fire & Rescue Service,

No.17, Rukmani Lakshmipathi Salai,

Chennai - 600 008.

ISSUE OF FIRE LICENCE

Ref: (1) Online Application from the **M/s. Srinivasan Associates Private Limited, Chennai, Online Token No.357448,** Dated:27.12.2025.

(2) Letter R.C.No.5678/C/2025, dated.02.01.2026 from the Chairman, MSB Inspection Committee, **Northern Region, Chennai.**

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With reference to the letter first cited above the Fire Licence is **issued** as under, based on the recommendations conveyed in the reference 2nd cited above.

The Fire Licence is hereby **issued** under section 13 of the Tamil Nadu Fire and Rescue Service Act 1985 for the multi-storied building classified as **Group E Business Building, Sub-Division E-1 Office Building of M/s. Srinivasan Associates Pvt. Ltd., consisting of basement floor (mechanical parking / 3 level) + ground floor + 9 floors with the height of 36.00 m up to terrace level at Door No:140, Poonamallee High Road, Koyambedu, Chennai - 600 107** subject to the following conditions and such other conditions as may be prescribed from time to time. This licence is valid for **THREE YEARS** from **07.01.2026 to 06.01.2029** and should be renewed on **07.01.2029**.

CONDITIONS

1. Mechanical ventilation system should be provided at basement.
2. Fire staircase should be pressurized.
3. Basement should not be used for residential purposes.
4. No service duct shafts should be extended in to the basement level.
5. Basement should not be used for theatre, assembly halls, exhibition halls, club rooms, gymnasiums and restaurants.
6. Kitchens, canteen, pantry or dining are not allowed in the basement.
7. Basement should not be used for having a substation or oil transformer.
8. Basement should not be used for storing any combustible material.
9. Any material which involves highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes, and explosive, poisonous irritant or corrosive gases should not be kept in the basement.
10. Periodical maintenance should always be ensured to keep all fire protection equipment and systems in good working condition.
11. “Mock drill” should be periodically conducted. The date of conduct should be informed to the District Officer, Chennai City South District well in advance to enable the team to make suggestions, if any.
12. Trained fire personnel should be available to operate the systems in case of any emergency.
13. All fire fighting equipment should always be kept in good working condition at all times.
14. Any erection of a permanent or temporary structure should be intimated to this Fire and Rescue Services Department.
15. With reference to air-conditioning it should not exceed the electricity board load on any account.
16. Available set back area 8 meters on all sides should be maintained to withstand the weight of 45 tons of fire fighting vehicle.

17. House keeping / dumping of waste material any where should be avoided. Dust bins should be cleared everyday.
18. Emergency fire exit, door should open from the floor to staircase only and not the other way round. The door should be in red reflector & arrow marks should commensurate with the gradient of staircase.
19. Do's & don'ts in times of emergencies should be available in a laminated hanging pad or otherwise in the telephone operator's desk as well as in the CE or emergency in charge of the officer's desk.
20. Alternate staircase should be kept free without any obstruction.
21. All staircases should be kept open during office hours and should be kept usable at any point of emergency.
22. Fire order / contingency plan should be prepared and displayed in each floor. It should also contain the rescue team members name, designation and contact number.
23. As per section 3.2 of BIS 12459, 1988 – code of practice for fire safety in cable regularization, 1m transparent fire retardant coatings shall be applied to all cables at termination points in electrical panels and all cables inside the distribution boxes.

Approved by,

Director,

Fire and Rescue Services,

Tamil Nadu.

Issued by,

Additional Director,

(Operation & Training),

Fire and Rescue Services,

Tamil Nadu.

To:

M/s. Srinivasan Associates Pvt. Ltd.,

Door No:140, Poonamallee High Road,

Koyambedu, Chennai - 600 107.

Copy to:

The Joint Director, Fire and Rescue Services,
Northern Region, Chennai.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.